

## Board of Adjustment Meeting October 2<sup>nd</sup>, 2025 1:30pm

- Washoe County Special Use Permit WSUP25-0013 (Sanctuary of God Church)

Good Afternoon Board Members,

Michael Marquiz for the record and I'm here to oppose the SUP for the Sanctuary of God Church. My handouts contain images and supporting information complementing what you will hear from myself and others.

This SUP does not meet the requirements set forth in parts (a) through (d) of section 110.810.30 in the Washoe County Development Code.

**With respect to consistency**, the area is zoned for low-density residential use and consists of 1+ acre homes on all adjacencies of the site; encompassing Golden Valley Road, Spearhead Way, Rolling Ridge Road, and Opal Station Drive. Inserting a large commercial structure with a tiered parking lot right in the middle of several rural neighborhoods is neither consistent with the rural lifestyle of the adjacent neighborhoods nor does it fit in with the look and feel of the area. Granting the SUP would destroy the consistency of our cherished rural neighborhoods.

**With respect to improvements**, the SUP does not incorporate adequate roadway improvements, safety measures, and drainage solutions; which would be necessary to accommodate the influx of traffic (pedestrian and vehicular) and prevent hazardous parking lot residue runoff from infiltrating the water table and well systems of downstream neighborhoods.

Rolling Ridge Road and Opal Station Drive Private Road are neither suitable for construction traffic nor the potential daily traffic increase of several hundred vehicles. Without improvements such as traffic lights, traffic signs, sidewalks, street lights, off-site community parking, and road-widening, none of the aforementioned streets are equipped to handle the increased traffic burden.

**With respect to site suitability**, the site is not suitable for single-entry/exit of all construction and subsequent vehicular traffic occurring on a very small residential street. This would cause traffic congestion and safety concerns in many neighborhoods including all of the aforementioned streets plus Quartz Star Court. Overflow parking would impact existing neighborhoods and hinder ease of access for emergency services to those neighborhoods. There are more suitable sites within the North Valleys.

**With respect to issuance not detrimental**, granting this SUP would be detrimental to the quality of life for all of the residents in the adjacent and surrounding neighborhoods by allowing all of the following to occur:

- disrupting the peaceful rural lifestyles that the residents, livestock, domesticated animals, equestrian trail users, and wildlife inhabitants enjoy,
- placing an unsustainable burden on our small residential neighborhood roads,
- bringing safety concerns and a potential increase in crime as a result of the surge in vehicular and pedestrian traffic,
- creating a daily reminder – visible from all directions – of a large structure and tiered parking lot that do not fit in with the aesthetics of the surrounding residential neighborhoods,
- ushering in noise and light pollution,
- negatively impacting the property values, and
- introducing health risks through
  - hazardous water runoff,
  - dust particulates from the extensive grading,
  - exhaust fumes from the increased traffic, and
  - potential mosquito breeding grounds from the proposed water retention basin.

Based on all of these concerns and issues, I respectfully request that the Board of Adjustment deny this SUP.

Thank you.

Pub Com

October 2, 2025

Washoe County Board of Adjustment

Re: Opposition to WSUP25-0013 – Sanctuary of God Church Proposal

From: Clyde Cordova – Golden Valley Resident | Advocate

# October 2nd BOA Meeting – WSUP25-0013

**Comment from Clyde Cordova / Golden Valley Resident**

**Submitted: October 2, 2025**

## **Community Message**

Board of Adjustment meeting:

Washoe County Staff Report:

Staff has recommended approval—with conditions:

The final decision rests with the Board members:

It's important to note:

- The Staff Report includes the original August 20th application without addressing the concerns raised in our meeting or comment cards.
- On page 112, it claims a detailed traffic analysis is “not necessary,” despite clear risks tied to increased density, limited evacuation routes, and fire safety.
- The report assumes future infrastructure—water, sewer, fire mitigation—will be resolved later, without proof or timelines.
- Fire protection is deferred to “time of construction,” even though the site lacks hydrants and sits in a high-risk zone.
- Roadway upgrades, drainage studies, and haul route plans are all required—but none are complete.
- Even the county admits the project “will impact the character of the surrounding area.”

**This isn't responsible planning—it's premature approval. We've reviewed the full report, and it's clear: the burden of clarity and truth falls on us.**

I also want to acknowledge that Rob Peirce, a member of this Board, visited the site and spoke with me personally. That kind of engagement matters. It shows that some members are willing to look beyond the paperwork and see the real conditions on the ground—conditions that raise serious questions about infrastructure, safety, and compatibility.

—Clyde Golden Valley Resident

## **Public Comment – To Be Delivered at the Meeting**

Good evening. My name is Clyde, and I'm a longtime resident of Golden Valley.

I've reviewed the staff report for WSUP25-0013, and I want to be clear: this proposal is not ready, not safe, and not compatible with our community.

The county claims the site has "adequate infrastructure." It does not. There's no community water, no sewer, no fire hydrants, and no evacuation modeling. The project depends on future agreements, future grading, and future fire compliance. That's not planning—it's speculation.

The report admits the project "will impact the character of the surrounding area." That alone should disqualify it. Our neighborhood is rural, animal-zoned, and built on wells and septic. This high-occupancy use threatens our water table, our safety, and our way of life.

Fire protection is deferred to "time of construction." In a region with limited access and rising wildfire risk, that's unacceptable. We need proof of readiness—not promises.

And beyond safety, this proposal simply doesn't belong on our street. Our zoning is rural residential with animal rights. High-occupancy institutional buildings—like churches—are not compatible by default. They require a Special Use Permit because they conflict with the intended use. And in this case, the conflict is too great.

I also want to acknowledge that Rob Peirce visited the site and spoke with me personally. That kind of engagement matters. It shows that some members are willing to look beyond the paperwork and see the real conditions on the ground.

I urge you to reject this permit—not because we're against growth, but because we're for responsible planning, infrastructure before intensity, and safety before paperwork.

Thank you.

# **Strategic Rebuttal to Washoe County's Claims**

## **Planning & Building Division**

**Washoe County's Claim:** The project will conform to approved plans, with conditions tracked through memos and permit stages.

**My Response:** Paperwork doesn't build infrastructure. There's no proof of water, sewer, or fire readiness. Conditions are deferred to future compliance, but our safety and water table are at risk now.

## **Engineering & Capital Projects**

**Washoe County's Claim:** Roadway upgrades, drainage plans, and haul route studies will be submitted later.

**My Response:** The roads aren't rated for heavy construction traffic. The county admits they may need to be rebuilt—but they're recommending approval before confirming that. That's not responsible planning.

## **Drainage**

**Washoe County's Claim:** A hydrology report will be submitted to address 5- and 100-year storm flows.

**My Response:** They admit the site may flood. They require detention of runoff. But they're approving the project before any of that is proven. That's gambling with neighboring properties.

## **Traffic & Roadway**

**Washoe County's Claim:** Traffic control plans and geotechnical studies will be reviewed later.

**My Response:** Page 112 says a detailed traffic analysis is "not necessary." That's unacceptable in a zone with limited evacuation routes and rising wildfire risk.

## **Truckee Meadows Fire Protection District**

**Washoe County's Claim:** Fire code compliance will be met at time of construction.

**My Response:** There are no hydrants. No water infrastructure. No evacuation modeling. Fire safety isn't a checkbox—it's a prerequisite.

## **Parks & Open Space**

**Washoe County's Claim:** Imported soil must be weed-free; disturbed areas must be seeded.

**My Response:** We're talking about a high-occupancy use with no hydrants or sewer—and they're focused on seed mix. That's not where the priority should be.

Board of Adjustment Meeting October 2<sup>nd</sup>, 2025 1:30pm

Washoe County Special Use Permit WSUP25-0013 (Sanctuary of God Church)

Public Comment

M. Marquiz

Good Afternoon Board Members,

Michael Marquiz for the record and I'm here to oppose the SUP for the Sanctuary of God Church. My handouts contain images and supporting information complementing what you will hear from myself and others.

This SUP does not meet the requirements set forth in parts (a) through (d) of section 110.810.30 in the Washoe County Development Code.

**With respect to consistency**, the area is zoned for low-density residential use and consists of 1+ acre homes on all adjacencies of the site; encompassing Golden Valley Road, Spearhead Way, Rolling Ridge Road, and Opal Station Drive. Inserting a large commercial structure with a tiered parking lot right in the middle of several rural neighborhoods is neither consistent with the rural lifestyle of the adjacent neighborhoods nor does it fit in with the look and feel of the area. Granting the SUP would destroy the consistency of our cherished rural neighborhoods.

**With respect to improvements**, the SUP does not incorporate adequate roadway improvements, safety measures, and drainage solutions; which would be necessary to accommodate the influx of traffic (pedestrian and vehicular) and prevent hazardous parking lot residue runoff from infiltrating the water table and well systems of downstream neighborhoods.

Rolling Ridge Road and Opal Station Drive Private Road are neither suitable for construction traffic nor the potential daily traffic increase of several hundred vehicles. Without improvements such as traffic lights, traffic signs, sidewalks, street lights, off-site community parking, and road-widening, none of the aforementioned streets are equipped to handle the increased traffic burden.

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- introducing health risks through
  - hazardous water runoff,
  - dust particulates from the extensive grading,
  - exhaust fumes from the increased traffic, and
  - potential mosquito breeding grounds from the proposed water retention basin.

Based on all of these concerns and issues, I respectfully request that the Board of Adjustment deny this SUP.

Thank you.

**Concerns & Comments – Proposed Sanctuary of God Church - Board of Adjustment Hearing 2 October 2025**  
**Originally submitted to Developer at Community Meeting on 20 August 2025**

EJ Hanford – phone: 775-677-8098 – resident of Golden Valley

I have reviewed the Sanctuary of God Church application for a Special Use Permit (Application) and have the concerns listed below that I believe must be fully responded to assist consideration of the Application for Special Use Permit by the County. Based on the currently available data and information and concerns, I believe the Special Use Application should be denied.

- Has a Geotechnical Investigation been conducted by a qualified Geotechnical Firm for the proposed project? If YES, then the Geotechnical Report should be made available in its entirety to determine whether it fully address the concerns listed below. If NO, then a Geotechnical Report needs to be conducted by a qualified Geotechnical Firm for the proposed project to fully address the concerns listed below. Note: I was told this morning (20 August 2025) in a telephone call with Robert Cotter that a geotechnical investigation has not yet been conducted.
- The geology of the site is mapped as epiclastic volcanic breccia that has been hydrothermally altered to quartz, sericite and clays (see attached figure). As shown on the attached figure, these geologic materials require engineered septic systems because they have failed percolation (infiltration) tests. Percolation (infiltration) tests should be conducted as part of the Geotechnical Investigation with regard to a proposed retention/detention pond.
- The Application indicate 18,000 cubic yards of material will be excavated on site, with the intent to use this material on site for fill (with no import or export). Has the suitability of this onsite material (hydrothermally altered volcanics with significant clay content) been evaluated for onsite fill? For foundation support? For landscape vegetation?
- The Application indicates that 158,500 square feet (73%) of the roughly 5-acre property will be disturbed as indicated in Item 3 of the Supplemental Information Questionnaire. However, Item 2 under the Supplemental Information Overview indicates that roughly 80,000 square feet will be disturbed for building, parking and drainage improvements. These two numbers (158,500 versus 80,000) must be reconciled.

- How will the extent of disturbed area impact (i.e., increase) the amount of runoff on the site, especially since the Application indicates no retaining walls are being proposed and a significant proportion of the site will be covered by impermeable surfaces (e.g., building & parking area) that are known to increase runoff?
- A pond is proposed to “manage runoff and protect adjacent properties from erosion or increased flow.” Throughout the text of the Application, this pond is referred to as a “detention pond.” However, on Figure C2, it is labeled as a “retention pond.” By definition, detention storage involves slowing runoff and then releasing it. Retention involves containing runoff and not releasing it downstream; retention waters are removed from storage only by infiltration through porous sediments at the bottom of the retention basin or by evaporation or evapotranspiration. The function of the onsite pond needs to be clarified. If it is a “detention pond” then how will waters be released? If it is a “retention pond” then questions of percolation become paramount along with concerns that pollutants could be transmitted to the groundwater or standing water residing in the pond could create environmental concerns associated with ponded stagnant water.
- Exact dimensions and capacity of this pond need to be provided, along with detailed explanation of how this pond was designed and the expected amount of runoff it will receive given that storms tend to be intense and localized rather than lighter precipitation. Has any percolation (infiltration) test been conducted in the proposed pond location? If so, what are the results? Given that the surrounding properties underlain by the same geologic material (i.e., hydrothermally altered volcanics with high clay content) were required by Washoe County to develop engineered septic systems (see attached figure), the viability of a pond in this location is questionable.
- There is additional concern that the pond will receive runoff contaminated with hydrocarbons and heavy metals from the parking lot areas. Infiltration of such contaminated water from the pond could contaminate groundwater that supplies domestic wells and drinking water for the adjoining and downgradient property residents.
- Further, there is concern that the pond may contain runoff for extended periods of time contrary to Washoe County Public Health environmental concerns, including the breeding of mosquitoes.

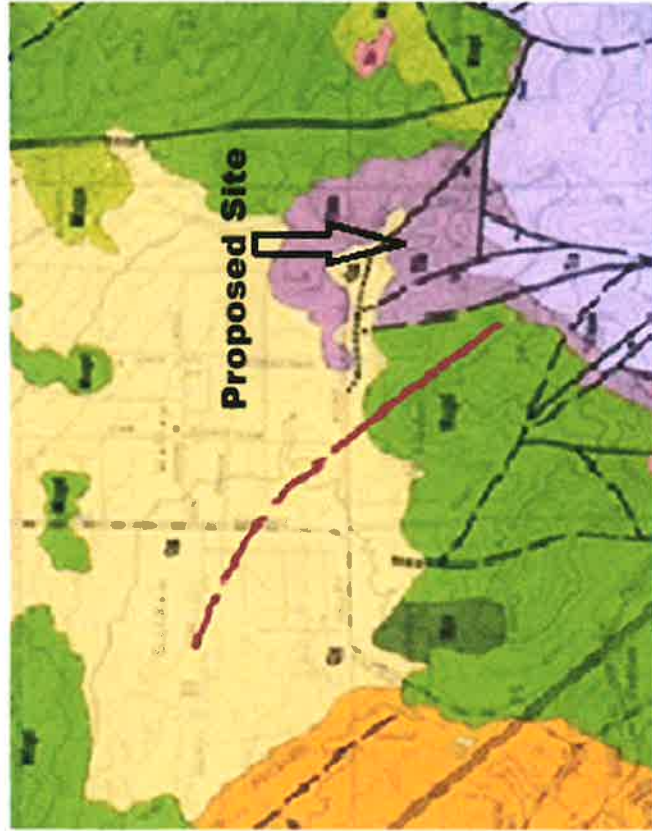


WASCO COUNTY ASSESSOR PROPERTY DATA	
Owner Information	
ADN 083-512-22	Card 1 of 1
Situs 1 3455 ROLLING RIDGE RD	Ed #
WASCO COUNTY NV 89506	
Owner 1 LORNE L ADLER	as a (AND OTHERS)
Owner 2 or Trustee LOREZ MANUEL	
Mail Address 682 TREBOX CT	
SPARKS NV 89434	

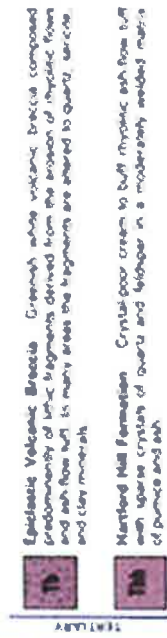
Parcel Information	
Keyline Desc TRAC N&S SEC 14 TWP 20N RGE 19E (RGS 1476)	
Subdivision UNSPECIFIED	
Section 14 Township 20 Range 19	
Record of Survey Map : Parcel Map# : Sub Map#	
Special Property Code	
2023 Tax 4000	Prior ADN
District	
2024 Tax 4000	Tax Cap Use does not qualify for Low Cap, High Cap
District	Status Applied

Land Information	
Land Use 120	Open Space 120
Size 217,930.68 Sqft	Size 5,003 Acres
CAGC	
LAND DETAILS	
Sewer None	Neighborhood GEAR
Street Unpaved	Zoning Code LOS
Water None	





Burnham H.F. and Berger E.C. 1973. Geologic Map of the Reno Quartz and Nevada Bureau of Geology Map 4A, scale 1:24,000. Urban Map 4A. <https://www.brgm.gov/geo/geo4a/geo4a.htm>



Engineered septic systems required in volcanic terrain due to failed infiltration tests



# Definition and Development in Expansive Rock of the Peavine-Wedekind District, Reno, Nevada

Bell EJ, Louisell RH and Vestbie NS. 1986. Definition and Development in Expansive Rock of the Peavine-Wedekind District, Reno, Nevada. Geological Society of America, Abstracts with Programs, volume 18(2), page 84.

## DEFINITION OF AND DEVELOPMENT IN EXPANSIVE ROCK OF THE PEAVINE-WEDEKIND DISTRICT, RENO, NEVADA

No 100948

BELL, Elaine J., Pezonella Associates, Inc., 1030 Matley Lane, Reno, NV 89503; LOUISELL, Richard H., Mackay School of Mines, University of Nevada, Reno, NV 89557; VESTBIE, Nicholas S., Pezonella Associates, Inc., 1030 Matley Lane, Reno, NV 89503

Urban growth in the Reno area has rapidly encroached upon the Peavine-Wedekind District, resulting in the identification of a unique engineering problem. Locally, the problem is referred to as expansive rock.

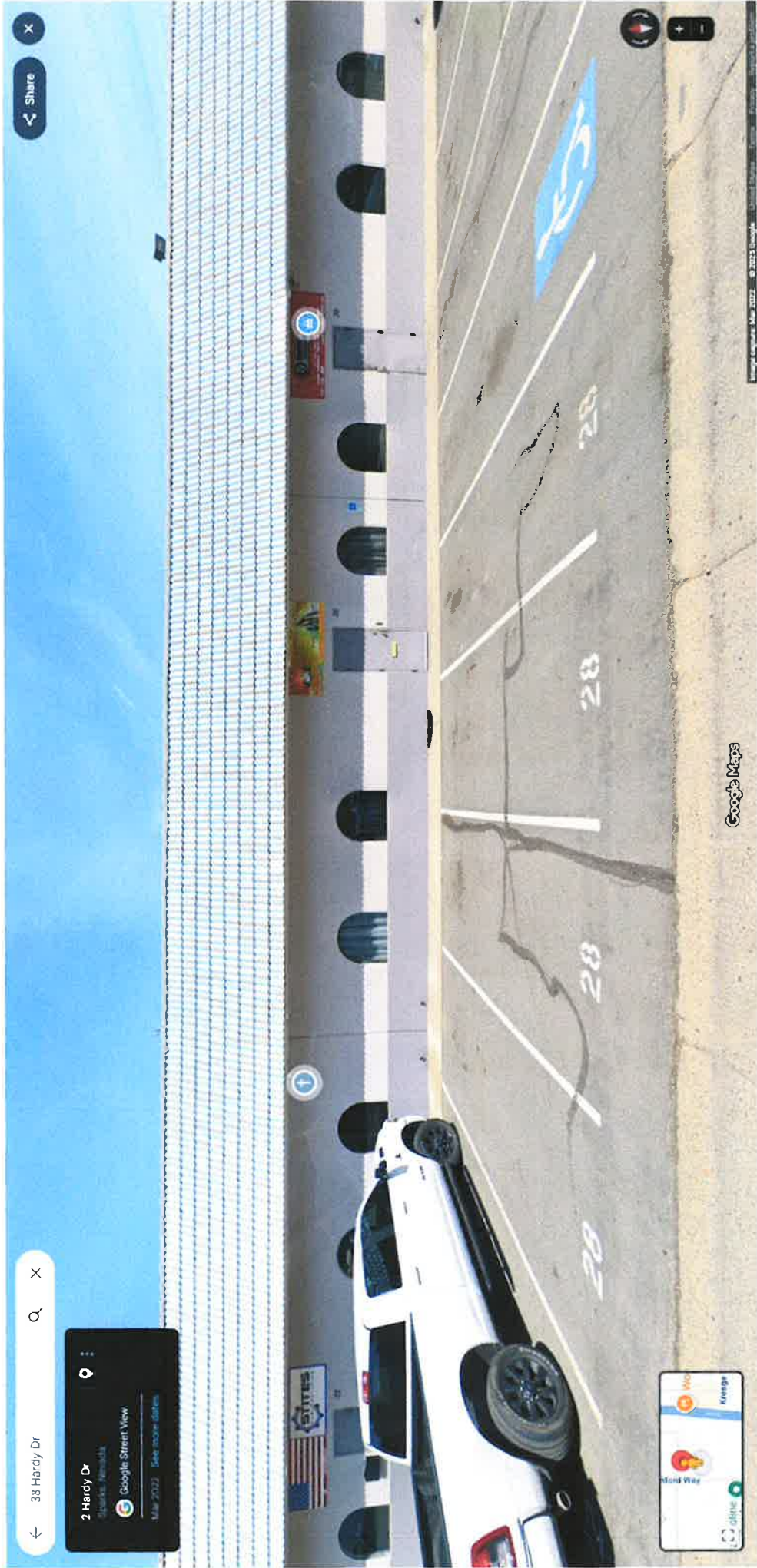
The District is characterized by minor gold, silver and copper mineralization that was subject to limited mining activity during the late 1800's and early 1900's. At least two episodes of hydrothermal activity have produced alteration and brecciation of the silicic and intermediate volcanic rocks in zones with both lateral and vertical continuity of varying dimensions. The resultant advanced argillic alteration products are significant from an engineering geologic perspective due to their physical properties.

Based on laboratory testing, these expansive rock materials exhibit anomalously high plasticity, with Plastic Indexes ranging from 50 to 75 and Liquid Limits of 75 to 95. Expansion potential measured by oedometer testing of undisturbed samples under nominal loads ranged from approximately 20 to 25 percent for samples initially at field moisture contents of approximately 24 to 26 percent. These values exceed the typical ranges for clay soils in all environments examined in the Reno area.

Case studies indicate two major areas of concern for the engineering geologist: 1) the difficulty of predicting the behavior of the altered volcanic rock material in the field without adequate laboratory testing and 2) achieving a balance between the engineering measures appropriate for these expansive rock materials and the recommendations provided to the client who seeks a cost-effective approach to the development of property within the Peavine-Wedekind District.



PC W. Rodriguez



Google Maps (street view)

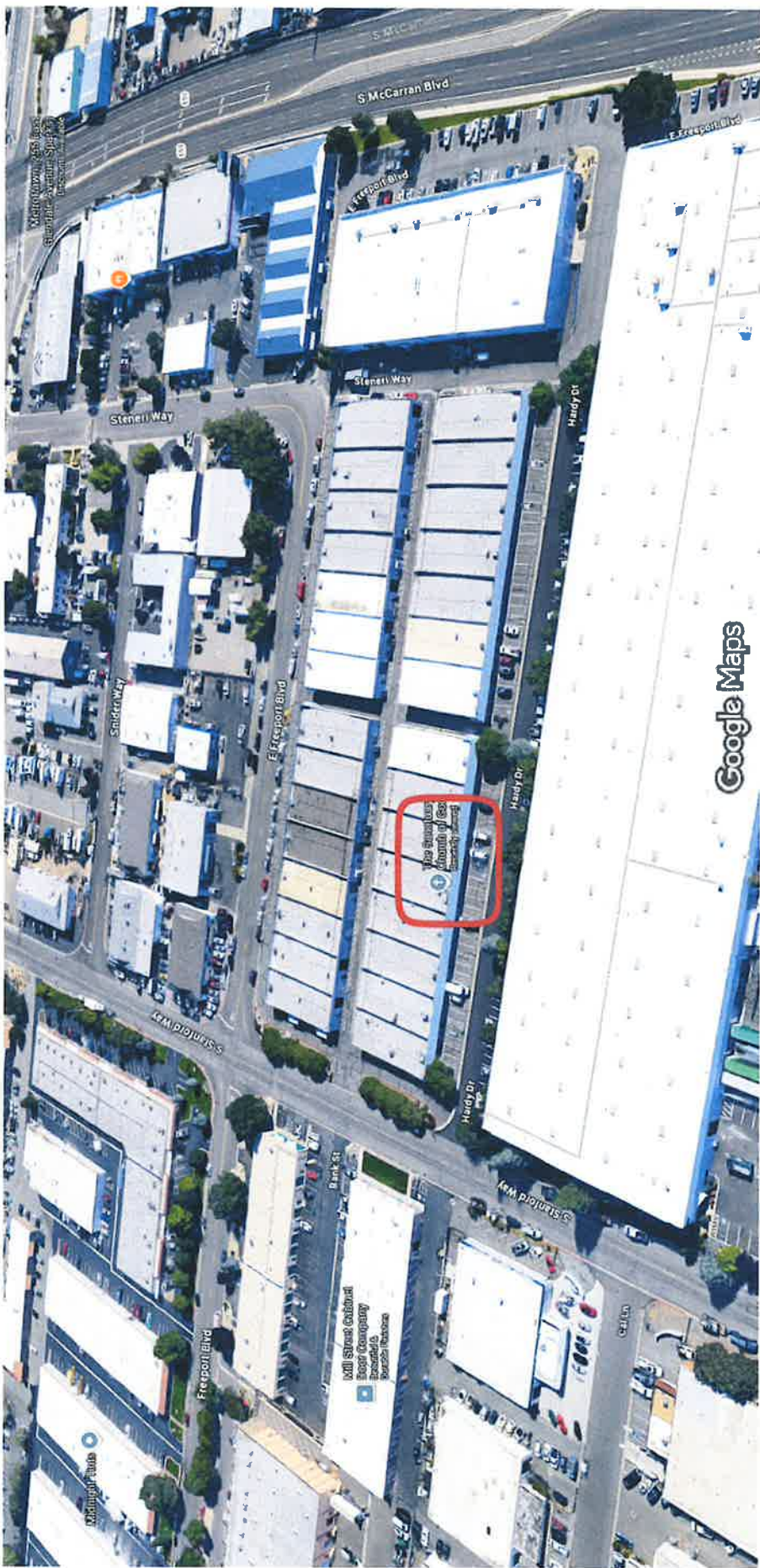
The Sanctuary Church of God, 28 Hardy Drive, Sparks



28 Hardy Dr



The Sanctuary Church of God, 28 Hardy Dr, Sparks, NV



Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

Google Maps (aerial view)

The Sanctuary Church of God, 28 Hardy Drive, Sparks

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## Iglesia Santuario de Dios

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### Intro

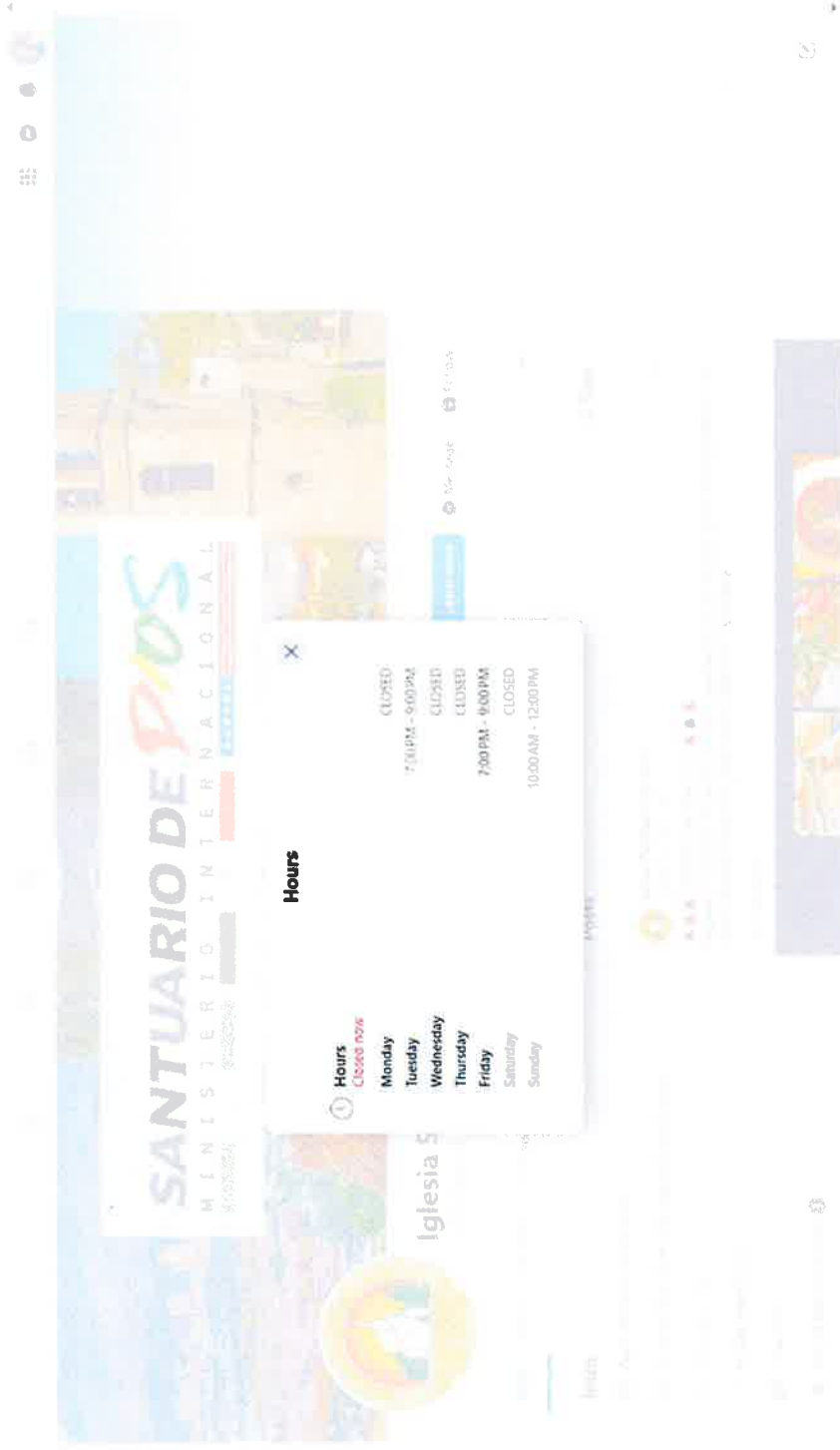
- Page · Religious organization
- 20 Hardy Way, Sparks, NV, United States Nevada
- (775) 722-7776
- santuariodedios.org
- [Checked now](#)
- Not yet rated (2 Reviews)

### Posts

**Iglesia Santuario de Dios**  
*October 3, 2024*

MANANA DE 10am-2pm  
Ayudanos a mandar el cuerpo de nuestro hermano Luis de regreso con su familia a Mexico! Luis falleció de una manera muy inesperada y pedimos... See more

See translation



<https://www.facebook.com/iglesiasdd/>

Hours: Tues and Thurs - 7 PM - 9 PM  
Sun - 10 AM - 12 PM





<https://www.facebook.com/iglesiasdd/>

The Sanctuary Church of God  
Facebook Gallery  
(near-full seating)  
[38 Hardy Dr, Sparks]

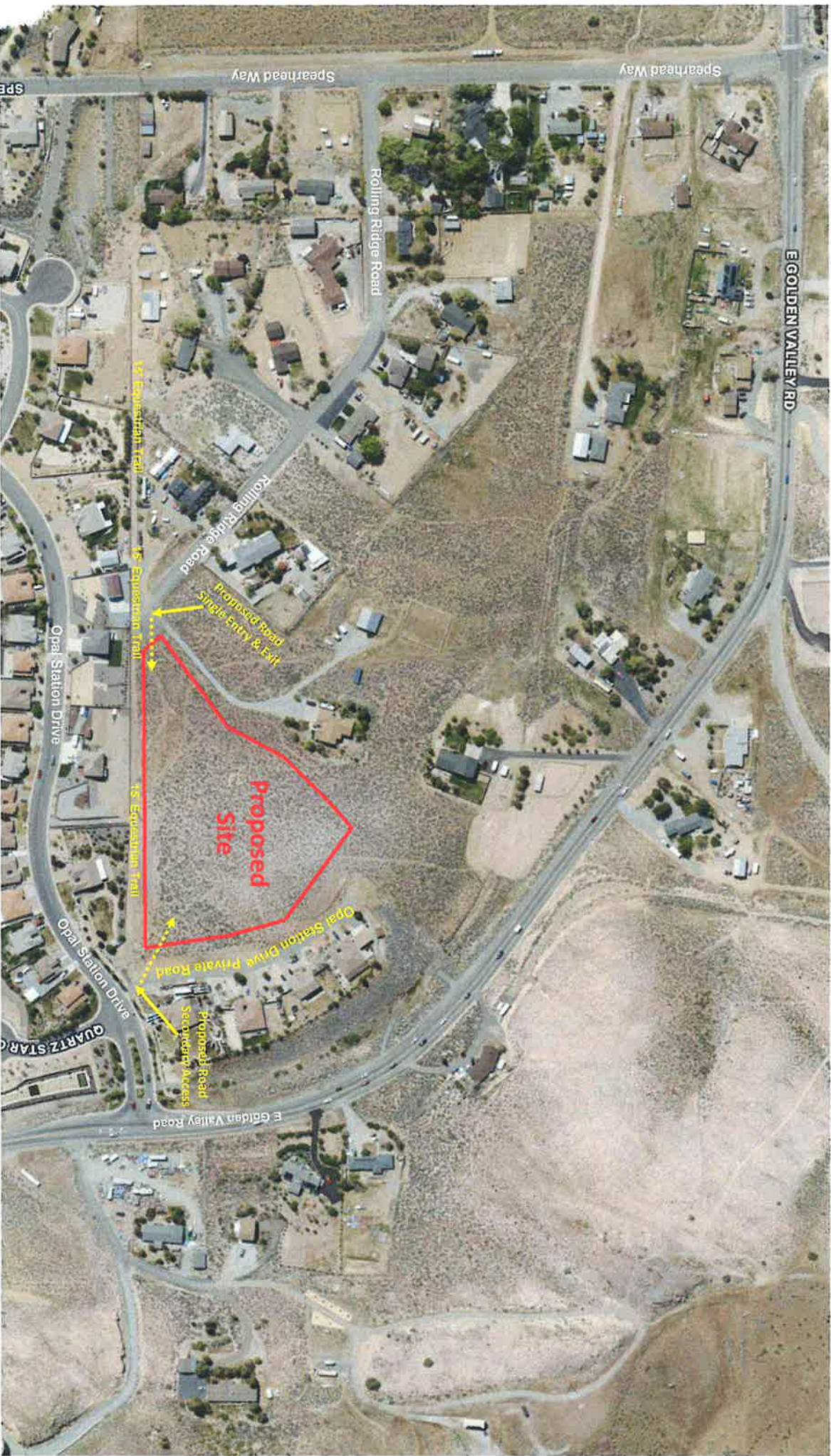




<https://www.facebook.com/iglesiasdd/>

Facebook Gallery  
(view from rear)  
[38 Hardy Drive, Sparks]







## Board of Adjustment Meeting October 2<sup>nd</sup>, 2025 1:30pm

### Washoe County Special Use Permit WSUP25-0013 (Sanctuary of God Church)

Dear Board of Adjustment Committee Members:

My name is Michael Marquiz and I am including this handout in order to strengthen the opposition to the Special Use Permit (SUP) for the Sanctuary of God Church Project based on the proposal's incompatibility with components (a), (b), (c), and (d) of section 110.810.30 in the Washoe County Development Code.

#### 110.810.30 (a) Consistency

The SUP is not consistent with the standards and maps of the applicable area plan which is zoned for low-density residential use and consists of 1+ acre custom/semi-custom homes on all adjacencies of the site; encompassing Golden Valley Road, Spearhead Way, Rolling Ridge Road, Opal Station Drive, and Opal Station Drive Private Road. Placing a large, 15,000 sq. foot, two-story sized commercial metal-structure with a giant parking lot right in the middle of several rural neighborhoods is neither consistent with the rural lifestyle of the adjacent neighborhoods nor does it fit in with the look and feel of the area. The residents within the adjacent neighborhoods selected this area for its peaceful lifestyle and breathtaking views, making this community our sanctuary. Granting the SUP would destroy the consistency of our cherished rural lifestyle.



Figure 1: 1+ Acre Custom/Semi-Custom Homes on All Adjacent Streets

### 110.810.30 (b) Improvements

The SUP does not incorporate adequate roadway improvements and safety measures, or requisite drainage solutions; all of which would be required in order to accommodate the influx of traffic (pedestrian and vehicular) and prevent hazardous vehicular residue runoff from a large parking lot to infiltrate the water table and/or well systems of nearby or downstream neighborhoods.

Rolling Ridge Road (single entry/exit) and Opal Station Private Drive (secondary auxiliary access) as they currently exist are neither suitable for construction vehicular traffic nor the potential daily traffic to handle several hundred vehicles (based on 531 maximum occupancy, 400 congregants for services, and 154 parking spaces). Without significant improvements such as traffic lights, traffic signs, sidewalks, street lights, off-site community parking, and road-widening, none of the aforementioned streets are equipped to handle the increased traffic burden which would be incurred if the SUP is granted.

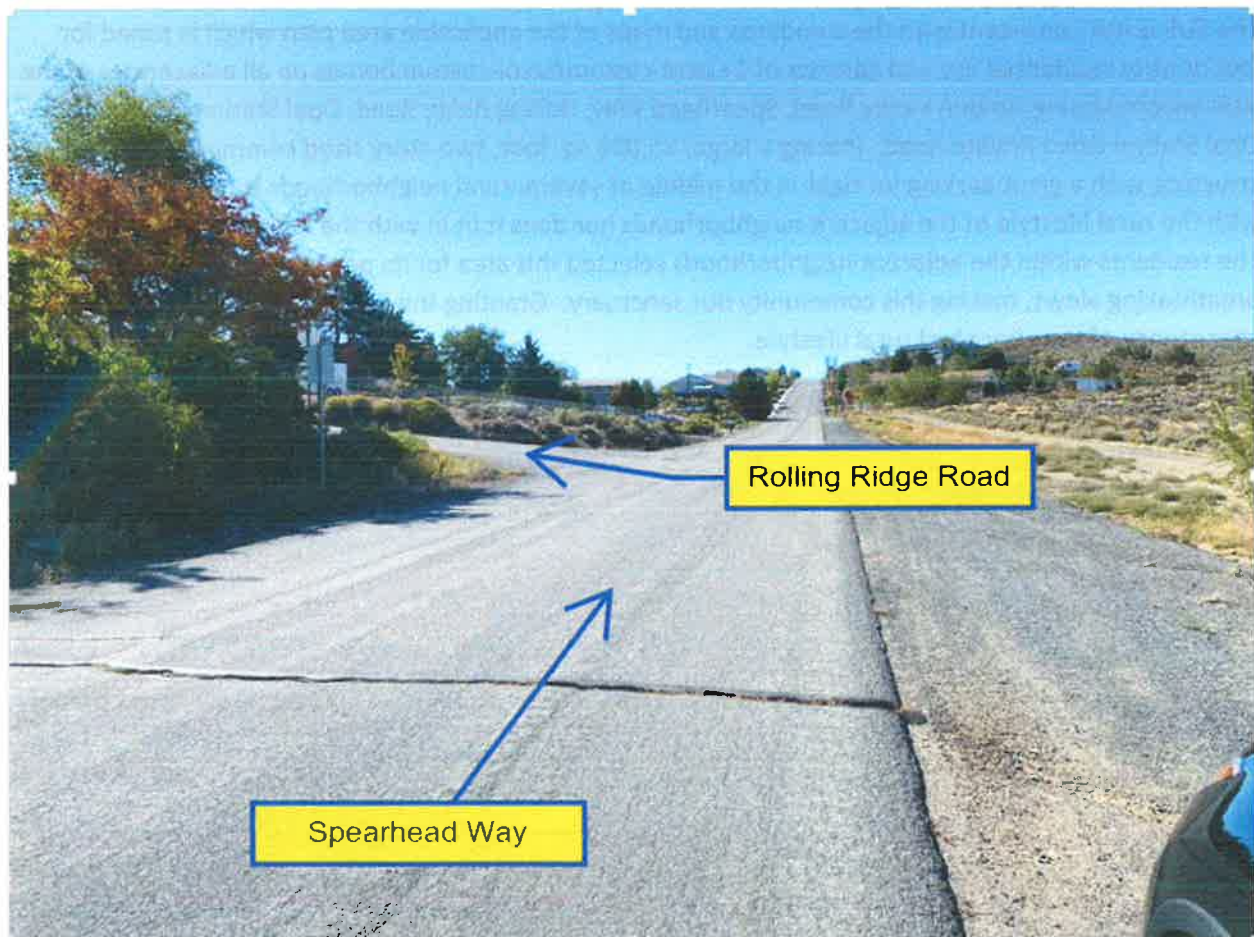


Figure 2: The Intersection of Spearhead Way and Rolling Ridge Road



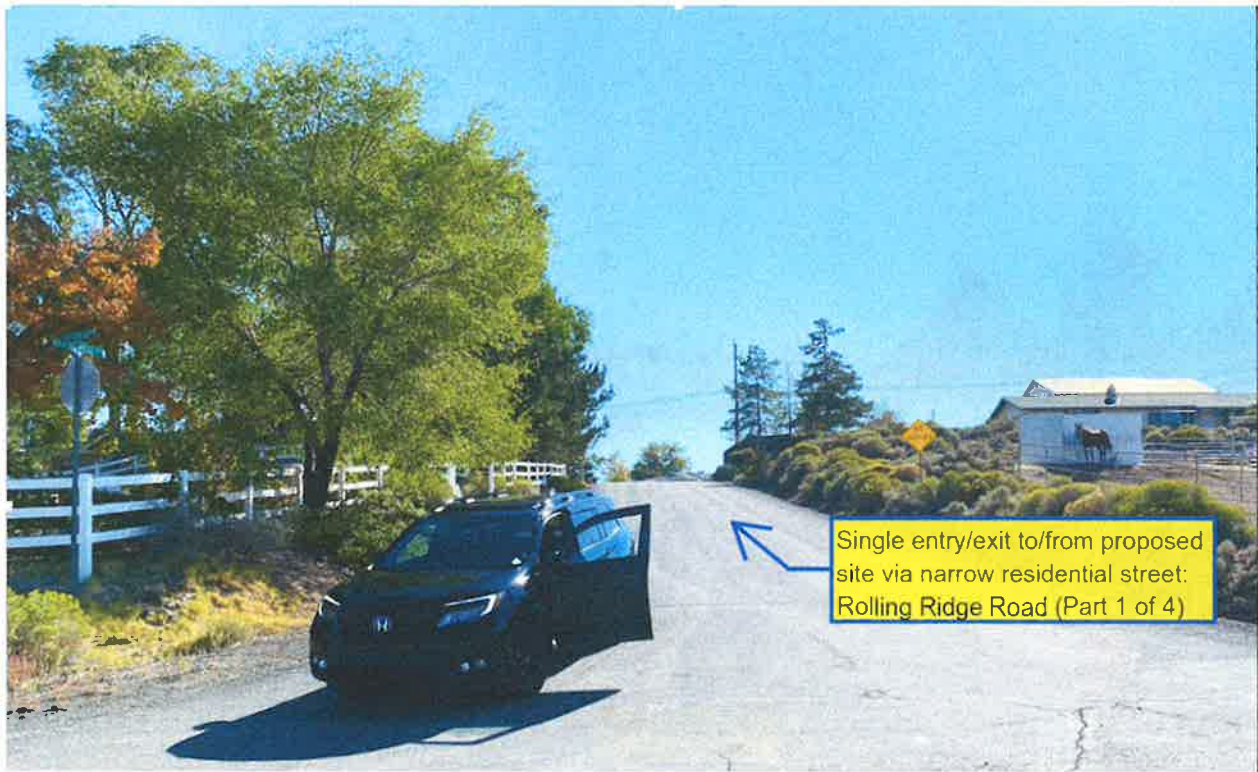


Figure 3: Single Entry/Exit via narrow Rolling Ridge Road

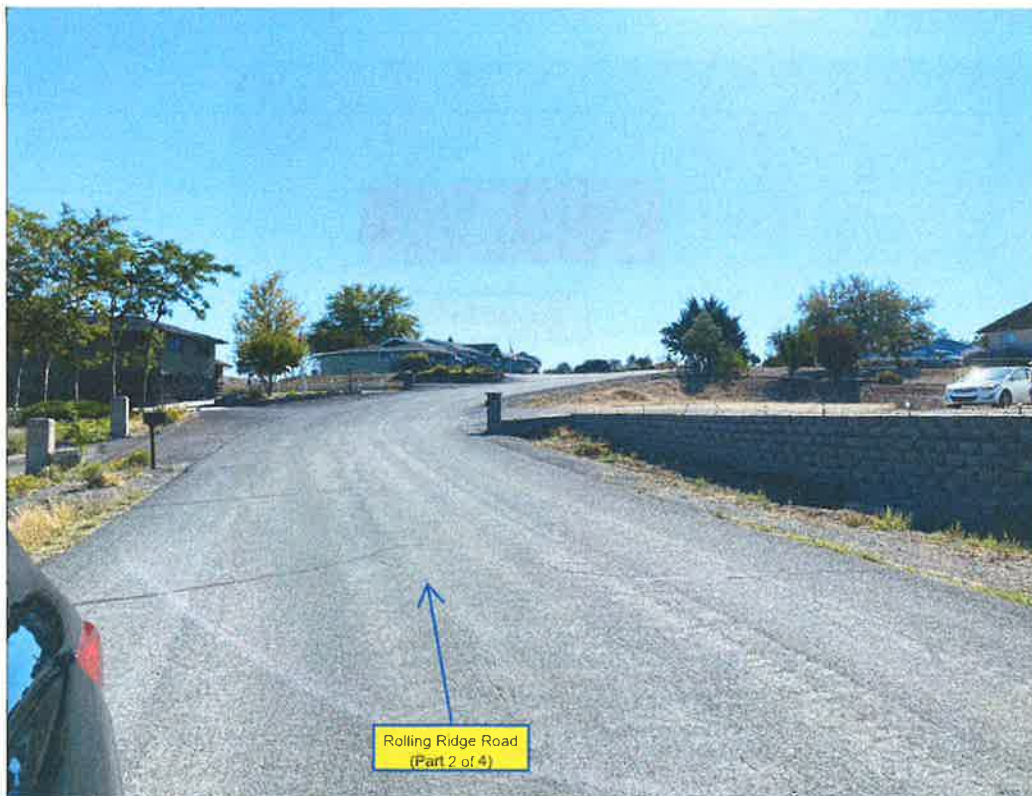


Figure 4: Rolling Ridge Road Part 2 of 4

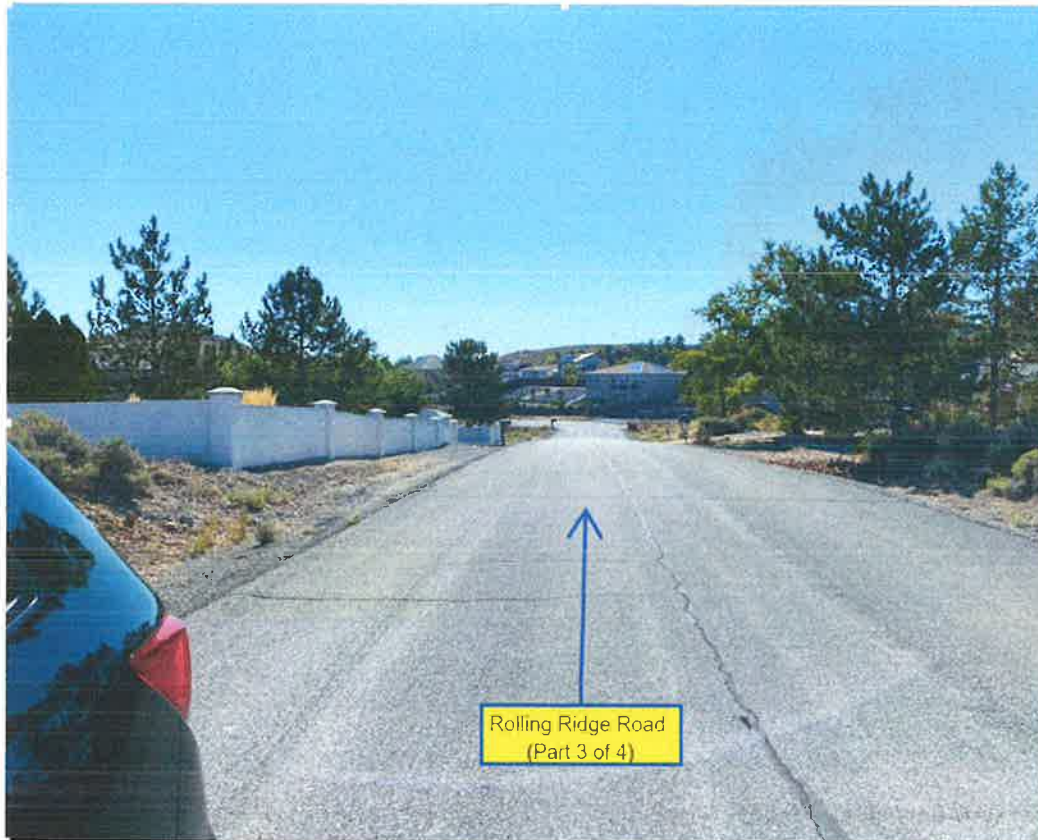


Figure 5: Rolling Ridge Road Part 3 of 4

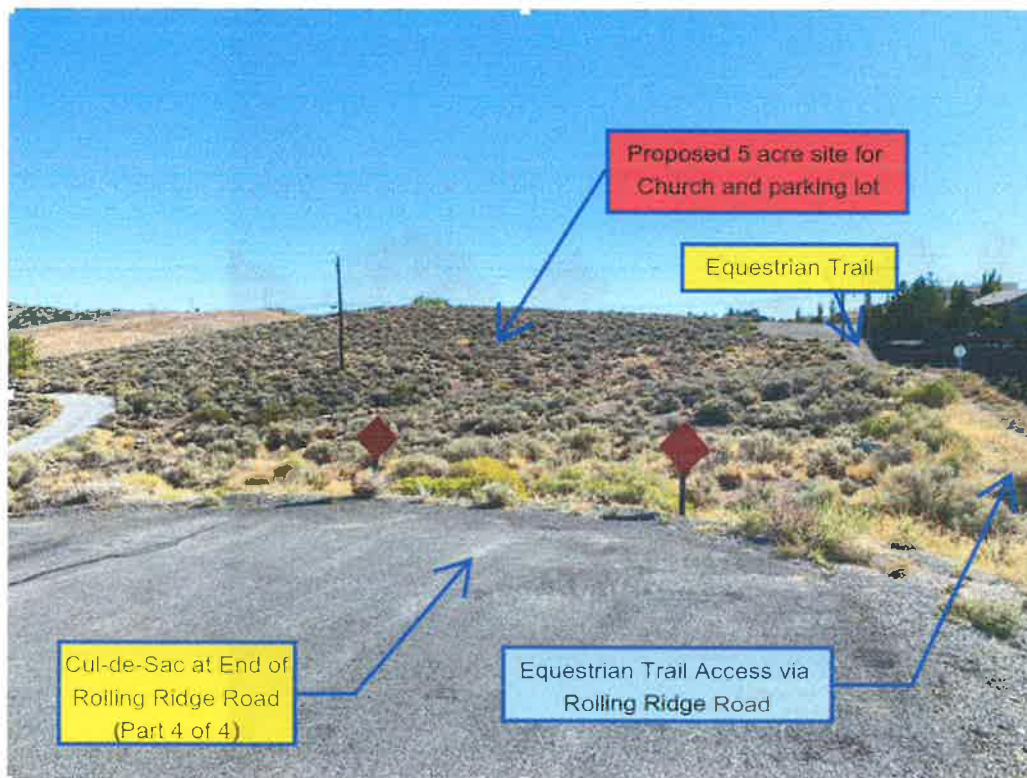


Figure 6: Rolling Ridge Road Part 4 of 4



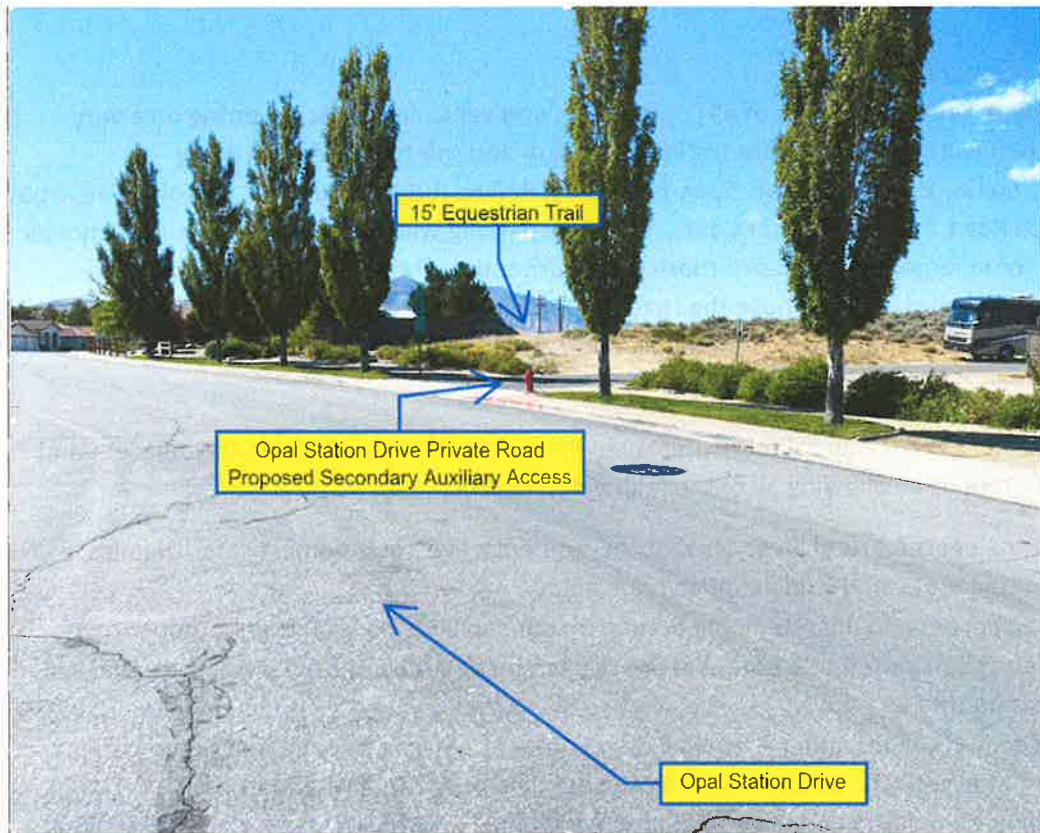


Figure 7: Proposed Secondary Auxiliary Access via Opal Station Drive Private Road

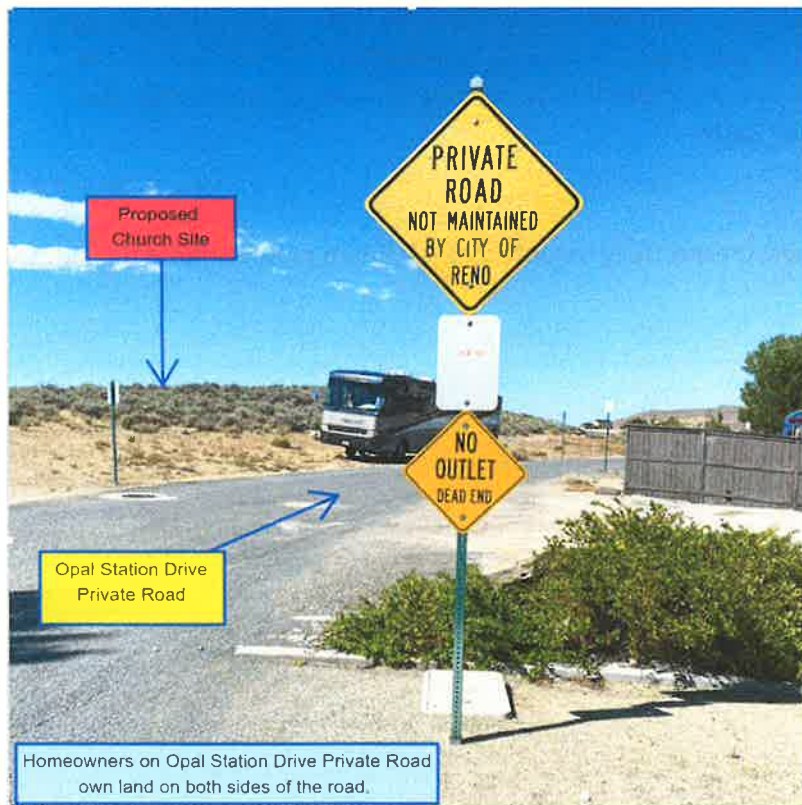


Figure 8: Opal Station Drive Private Road

#### 110.810.30 (c) Site Suitability

The proposed site, with single-entry/exit of all construction and vehicular traffic occurring on a very small residential street will cause significant traffic congestion and safety concerns in many neighborhoods and on Golden Valley Road, Spearhead Way, Rolling Ridge Road, Opal Station Drive, Opal Station Drive Private Road, and Quartz Star Court. Overflow parking will impact existing neighborhoods and ease of access for emergency services to those neighborhoods. There are more suitable sites within the North Valleys which already have the roadway infrastructure and traffic controls in place to provide better, safer and easier access, with multiple entry and exit routes.

#### 110.810.30 (d) Issuance Not Detrimental

Granting this SUP would be detrimental to the quality of life for all of the residents in the adjacent and surrounding neighborhoods by allowing all of the following to occur:

- disrupting the peaceful rural lifestyles that the residents, livestock, domesticated animals, equestrian trail users, and wildlife inhabitants enjoy,
- placing a significant and unsustainable burden on our small residential neighborhood roads,
- bringing safety concerns and a potential uptick in crime as a result of the increased vehicular and pedestrian traffic,
- creating a daily visual reminder – from all directions – of a large structure and tiered parking lot that do not fit in with the aesthetics of the surrounding residential neighborhoods,
- ushering in noise pollution and light pollution where it is not wanted,
- negatively impacting the property values, and
- introducing health risks through hazardous water runoff into the water table and wells, dust particulates from the extensive grading required during construction, exhaust fumes from increased traffic in the adjacent areas, and potential mosquito breeding grounds from the SUP's proposed water retention basin.

Based on all of these concerns and issues, I respectfully request that the Board of Adjustment deny this SUP for the Sanctuary of God Church.

Sincerely,

Michael Marquiz

Golden Valley Resident



---

## Addendum to Previous WSUP25-0113 Comments

1 message

Michael Marquiz <mmarquiz@gmail.com>

Wed, Oct 1, 2025 at 10:31 AM

To: kjulian@washoecounty.gov, peter@cpnv.com, Leo Horishny <leohorishny@gmail.com>, pcaldwell@washoecounty.gov, rpierce@washoecounty.gov, washoe311@washoecounty.gov

Cc: jherman@washoecounty.gov

Bcc: "Michele D. Marquiz" <midamarq@gmail.com>, M Marquiz <mmarquiz@gmail.com>

Dear Board of Adjustment Members,

In the Board of Adjustment Staff report prepared by Mr. Eric Young and his staff there are several critical items that merit your consideration for further investigation:

- On page 7 of the report it states:

"The additional traffic that the use is expected to generate is not significant enough to warrant a full traffic analysis. However, the additional traffic on Sundays and other days of full operation, even below the threshold for additional analysis, will certainly result in a change to the local community's character. ... Staff does not have any empirical data to indicate the nature of the change the project will bring to the surrounding area."

**The staff's conclusion on this point is based on the Trip Generation Study in Exhibit F of the report. However, these conclusions fail to take into account that the traffic could occur every day of the week, not just primarily on Sundays. Regular and Special events (e.g. weddings, funerals, bible study, seminars, daytime and nighttime services, daycare, classes, etc.). Golden Valley Road is the "major arterial street" for Golden Valley residents and sees significant traffic in the mornings as folks commute to work and schools in the area, and in the afternoons and evenings as schools finish for the day and folks commute home at the end of the workday.**

- On page 14 of the report it states:

"All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer."

**There is no specific mention of any required improvements to Rolling Ridge Road or to the intersection of Rolling Ridge Road and Spearhead Way. This is a glaring omission and can be seen in the images of these streets from my previous email to the Board on this matter. With a maximum occupancy of 531 people, 400 for services, and 154 parking spaces, imagine the traffic nightmare that awaits folks as they enter or exit the proposed Church from a single-entry/single-exit point on Rolling Ridge Road. Further, what is also missing is addressing concerns about overflow parking and its impact to the folks on Golden Valley Road, Rolling Ridge Road, Opal Station Drive, Opal Station Drive Private Road, and Spearhead Way.**

- On page 113 of the report it states:

"Traffic generated by the new project will have a negligible impact on the adjacent street network, particularly as the peak hours of traffic will occur on Sunday morning. ... Due to the low number of trips (less than 80 peak hour trips) estimated to be generated by this project, the need for additional traffic analysis is not required per Washoe County Requirements.

**Here the evaluator is predicated his/her conclusions on primary activity occurring on Sundays. As mentioned previously in the rebuttal to the first bullet point, assuming Sunday-only activity is short-sighted and grossly underestimates the impact on the adjacent streets, especially Rolling Ridge Road.**

- On page 115 of the report it states:

" .. East Golden Valley Road which is the Minor arterial for the area (running east/west)...I am familiar with this area and the existing one-way and two-way stop controls appear sufficient for controlling traffic for the existing roadway intersections, and this project."

**The evaluator refers to Golden Valley Road as a Minor arterial for the area, but everyone who lives here knows that it is the Major Arterial for Golden Valley residents. Further, the evaluator fails to extrapolate that several hundred cars (154 from a full parking lot plus any overflow cars on adjacent streets) will create a traffic nightmare on the adjacent roadways, especially for the folks on Rolling Ridge Road and Spearhead Way; thereby challenging the evaluator's assumption that the one-way and two-way stop controls appear sufficient. These assumptions become ever more dangerous when one looks at the icy roads during our winter months.**

Hopefully you will see that all of these warrant a rejection of the proposal as it currently stands.

Sincerely,  
Michael Marquiz

POB Com  
A. Aguilar

Council Members:

Proposed Development Special Use Permit WSUP25-0013

(Sanctuary Of God Church)

My name is Lorrie Aguilar: My husband and I have lived on Rolling Ridge Rd for over 24 years.

We have several concerns about the Special Use Permit for the Sanctuary of God Church.

1: Rolling Ridge Rd is a small, quiet, Zone Residential Narrow Cul-Du-Sac, that is approximately 1600 feet long, with a grade of about 1000 feet up Rolling Ridge Rd and then drops 600 feet to the end of the Cul-Du-Sac. With 11 homes on Rolling Ridge Rd and most residents being retired and living here anywhere from 14 to 52 years.

Rolling Ridge Rd is a Rural residential Cul-Du-Sac, with no streetlights or traffic lights, we have one stop sign that goes into the connecting road Spearhead Dr. Rolling Ridge Rd is showing signs of distress and cannot handle the heavy flow of traffic the church will bring. County Service for Rolling Ridge Rd are far and few between, the road has never been paved in the last 24 years that I have been here, and only being cracked sealed a few times.

During the winter months we are lucky to see a snowplow, and if we do, it makes a single pass to the top of the hill on Rolling Ridge Rd, leaving large berms for the residents to remove and the plow truck doesn't go to the end of the Cul-Du-Sac.

2: The Church states in its application: The expected number of employees and attendees: Services will accommodate up to 400 people, and the parking area will consist of 154 spaces as listed on the permit. The Church Pastor stated during our neighborhood meeting that most of the congregants will travel in 2's, this still calculates to about 200 vehicles traveling up Rolling Ridge Rd to the end of the Cul-Du-Sac to park in 154 spots!

**A: Where will the remaining vehicles park?**

**Rolling Ridge Rd has no side streets for parking and if vehicles park on the street, this will impact the residents from coming and going to their homes as well as Emergency vehicles from getting through our street.**

**The amount of Extra traffic, Noise and Safety issues not only from Sunday Services, but also throughout the week with Bible Studies, Group Functions as well as Various Events throughout the week will Highly Disturb our daily routines and our Rural Lifestyles we are accustomed to.\**

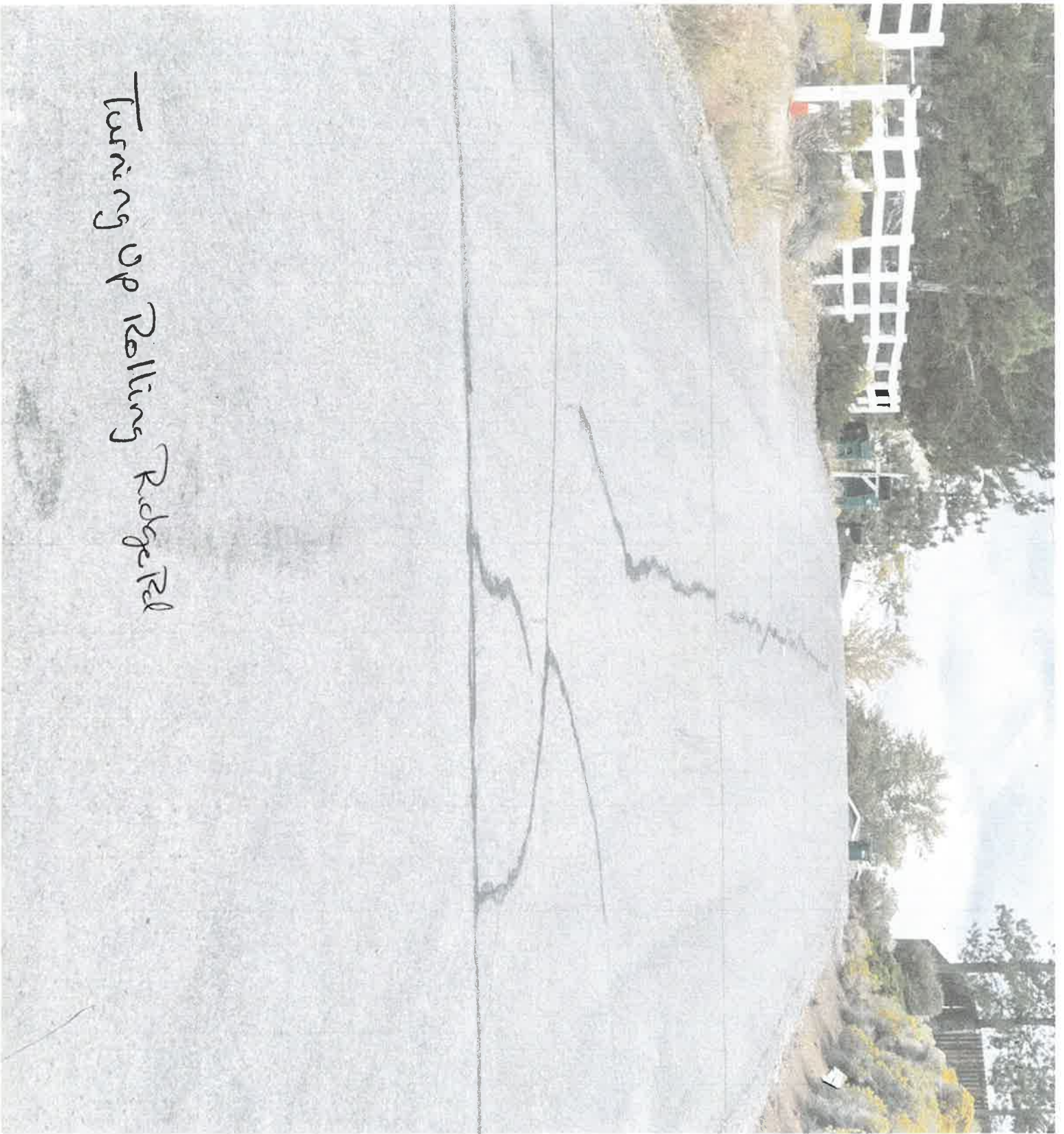
**Thank you for your time and we hope you will consider denying this Special Use permit on Rolling Ridge Rd, as the project will create heavy congestion, Noise and Safety Issues to our street.**

**Respectfully,**

**Lorrie Aguilar**

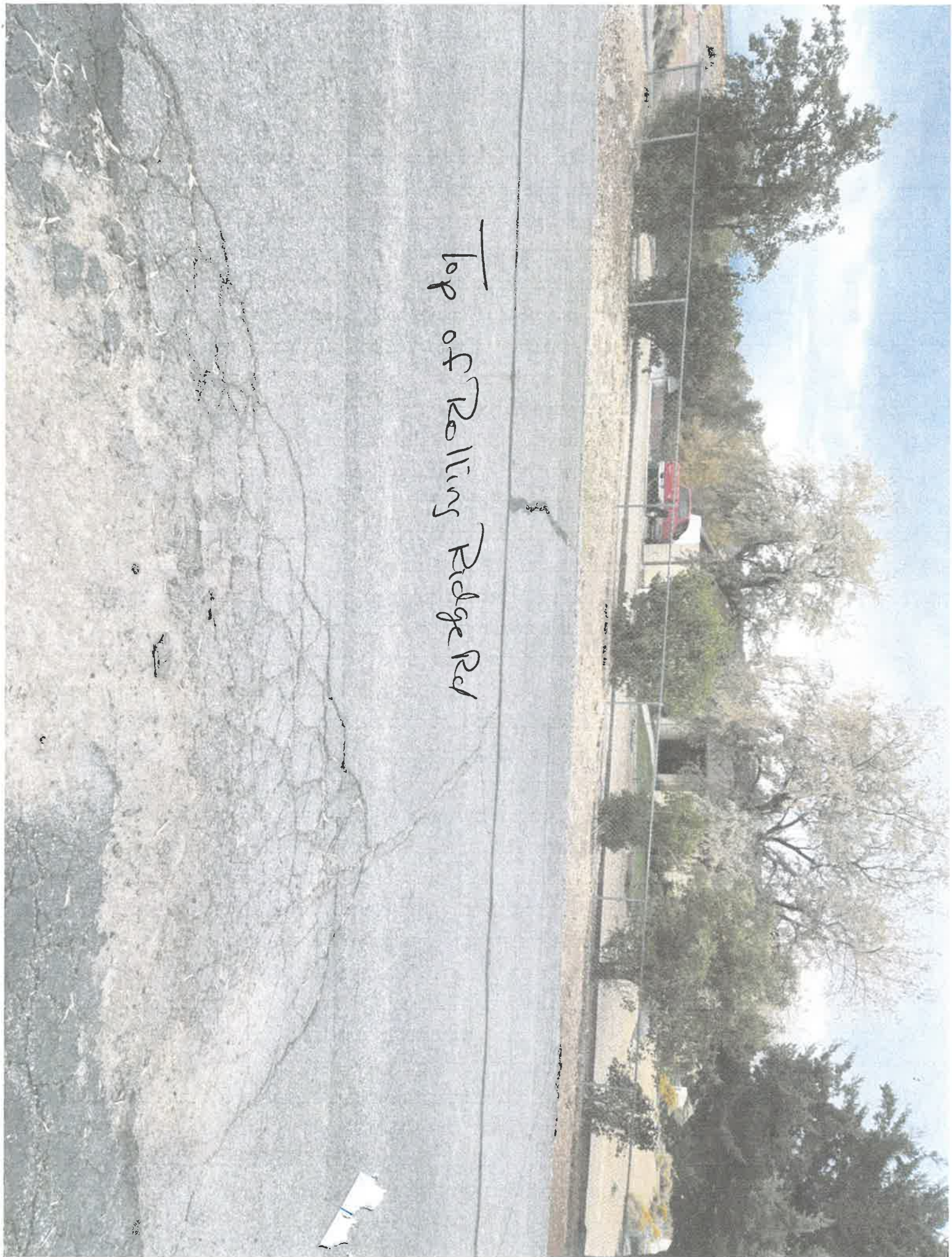
**Resident of Rolling Ridge Rd**

Turning Up Rolling Ridge Rd





Top of Rolling Ridge Rd





End of Cul-Du-Sac  
on Rolling Ridge Rd

PROPOSED DEVELOPMENT - SANCTUARY OF GOD CHURCH  
SPECIAL USE PERMIT CASE NUMBER - WSUP25-0013

Pub Com  
Hardin

My name is Tom Hardin, and I am here representing my wife Cindy and our family. We live at 3420 Rolling Ridge Ct.

I think the board has been presented with all the facts necessary to make a proper decision. But the decision cannot be based on facts alone. You also must consider the quality of life that will affect our small neighborhood. Presently, it is a quite safe and friendly neighborhood. Rarely do I lock our vehicles and occasionally leave my house open.

We have lived here for over 33 years and bought our house with the intention of never leaving. We worked hard and saved our money to find the right area to live.

It has always been the intention for the neighborhood to be parceled into one acre lots. That was the selling point for us.

Rolling Ridge Rd is narrow and decaying, no sidewalks or streetlights and will need extensive work to widen and upgrade for excessive traffic.

The concerns are:

1. Heavy traffic
2. Traffic noise
3. Litter
4. Pollution
5. Safety and Crime

Please take all these points into making the proper decision to maintain our quality of life. As elected officials, taking in all of the information I hope you make the proper decision.

Thank you



Good evening Chair and members of the board. My name is Judy MacKay, and I live on Rolling Ridge Road, directly near the property in question.

I'm here today because I have serious concerns about the request for a special use permit to allow a church at the end of our street. This property is currently zoned residential, and the request is asking to place a commercial-style use in the middle of a quiet neighborhood.

My husband and I bought our property 52 years ago on this cul-de-sac. At that time—and still today—it was zoned for one-acre horse parcels, designed to protect the quiet, residential character of the area. We made our home and raised our family here with the expectation that zoning would be respected and upheld.

Allowing a church at the end of Rolling Ridge Road would bring traffic, parking issues, and noise into a neighborhood that was never designed to handle that kind of use. Our street is narrow and quiet, and large gatherings, particularly on evenings and weekends, would create safety concerns as well as disruption to

the peaceful environment that residents have relied on for decades.

For these reasons, I respectfully ask you to deny this special use permit. Our neighborhood was planned and zoned as residential, and it should remain that way to protect the quality of life that families like mine have invested in for over half a century.

Thank you for your time and for considering my concerns.

I would also like to bring up another issue. At the bottom of Rolling Ridge is a stop sign. And at Spearhead and Golden Valley Rd is another stop sign. Now Mr. Lopez stated at our neighborhood meeting there would be approximately 400 in the congregation, that would mean at least 100 to 150 cars coming down this narrow street one after another; getting to the bottom and stopping then going less than ¼ mile and stopping again at Spearhead. This would cause a major backup as Golden Valley Road is very busy and they would have to wait one car at a time to be able to get onto it. Golden Valley Road used to be a very quiet road that only had a car every now and then. Not so anymore. Golden Valley Road is like a two lane highway as it is a shortcut for Spanish Springs traffic to cut through to Lemmon Valley, Red Rock, Cold Springs and 395 Freeway. And the reverse is true, Lemmon Valley, Red Rock, Cold Springs and Golden

Valley cut through to Spanish Springs. Sometimes it is very hard to get onto Golden Valley Road.

And last please keep in mind that there is one way in and one way out for this proposed church and that is Rolling Ridge Road!

For these reasons, I respectfully ask you to deny this special use permit. Our neighborhood was planned and zoned as residential, and it should remain that way to protect the quality of life that families like mine have invested in for over half a century.

Thank you for time and for considering my concerns.

PC  
M. Rodriguez

[Real Property Assessment Data \*attenuated\*]

Sales and Transfer Records

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
LOPEZ, ABNER LOPEZ, MANUEL	LOPEZ, ABNER LOPEZ, MANUEL	<u>4822751</u>	DEED	06-13-2018	120		0 3BCT	
LOPEZ, ABNER LOPEZ, MANUEL	LOPEZ, ABNER LOPEZ, MANUEL	<u>4822750</u>	DEED	06-13-2018	120		0 3BCT	
GREEN, WILLIAM G QUINTANA, JOSE B	LOPEZ, ABNER LOPEZ, MANUEL	<u>4822749</u>	DEED	06-13-2018	120	185,000	1G	
GREEN, WILLIAM G	GREEN, WILLIAM G QUINTANA, JOSE B	<u>4822748</u>	ORDR	06-13-2018	120		0 3NTT	
QUINTANA, JOSE B	GREEN, WILLIAM G	<u>4558365</u>	QC	02-08-2016	120	71,640	3BEA	

Doc Type

- DEED** Serves as written proof of who holds legal ownership of a property
- ORDR** Is a Sales Order document type
- QC (Quitclaim Deed)**  
A legal instrument used to transfer an interest in real property, where the grantor transfers whatever interest they might have, without any warranties of title

Sale Code

- 3BCT** Clearing Title (clarifying vesting, grantor may not have interest)
- 1G** Good Verified Sale
- 3NTT** No Transfer Tax
- 3BEA** Change of Etals Only (Add or Delete)

DOR Code (DOR) Department of Revenue or Assessor's office for property assessment and taxation

120 Vacant - Single Family Residential

2025 Tax 4000: District		Prior APN	Roof Cover		Sub Floor	
2024 Tax 4000: District		Tax Cap Use does not qualify for Low Cap, High Cap Status Applied	% Complete 0.0 Obso/Bldg Adj 0.0 Construction Modifier 0.0		Frame Units/Bldg 0 Units/Parcel 0	
LAND INFORMATION						
Land Use 120		DOR Code 120	Sewer None	Neighborhood GBAF	LAND DETAILS	
Size: 217,930.68 SqFt		Size: 5.003 Acres	Street: Unpaved	Zoning Code LDS	GB Neighborhood Map	
CAGC -			Water: None			
Sales and Transfer Records						
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price
LOPEZ, ABNER	LOPEZ, ABNER	4822751	DEED	06-13-2018	120	0 3BCT
LOPEZ, MANUEL	LOPEZ, MANUEL					
LOPEZ, ABNER	LOPEZ, ABNER	4822750	DEED	06-13-2018	120	0 3BCT
LOPEZ, MANUEL	LOPEZ, MANUEL					
GREEN, WILLIAM G	LOPEZ, ABNER	4822749	DEED	06-13-2018	120	185,000 1G
QUINTANA, JOSE B	LOPEZ, MANUEL					
GREEN, WILLIAM G	GREEN, WILLIAM G	4822748	ORDR	06-13-2018	120	0 3NTT
	QUINTANA, JOSE B					
QUINTANA, JOSE B	GREEN, WILLIAM G	4558365	QC	02-08-2016	120	71,640 3BEA
Valuation Information						
Taxable Land	New Value	Taxable Imps	OBDO	Tax Cap Value	Land Assessed	Imps Assessed
2025/26 FV	182,250	0	0	0	75,786	182,250
					63,787	Total Assessed
					0	Exemption Value
					63,788	0

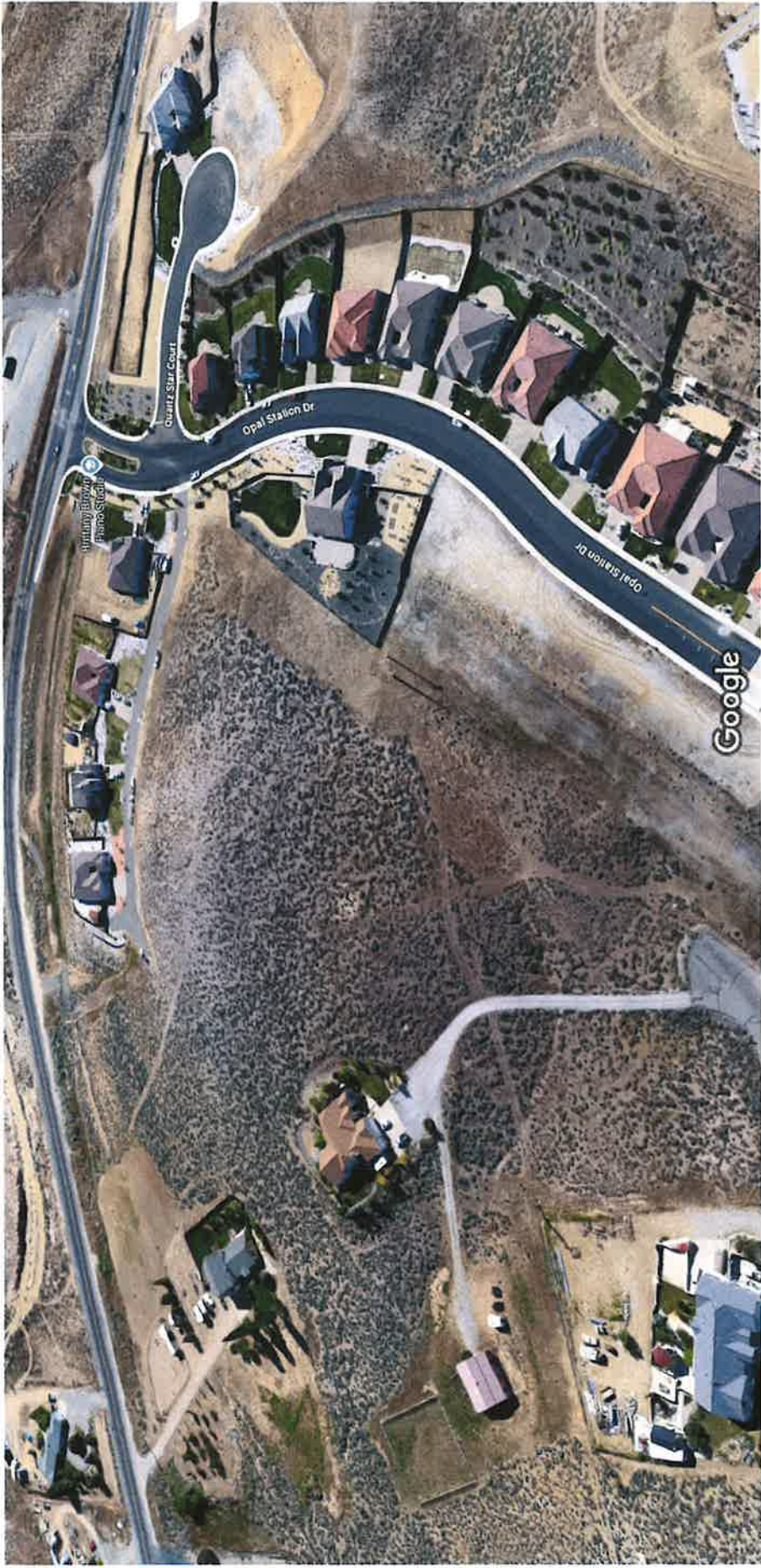
feedback

Real Property Assessment Data (current view screenshot)





3485 Rolling Ridge Rd



Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

Google Maps (aerial view)

3485 ROLLING RIDGE ROAD

(2016-ish)

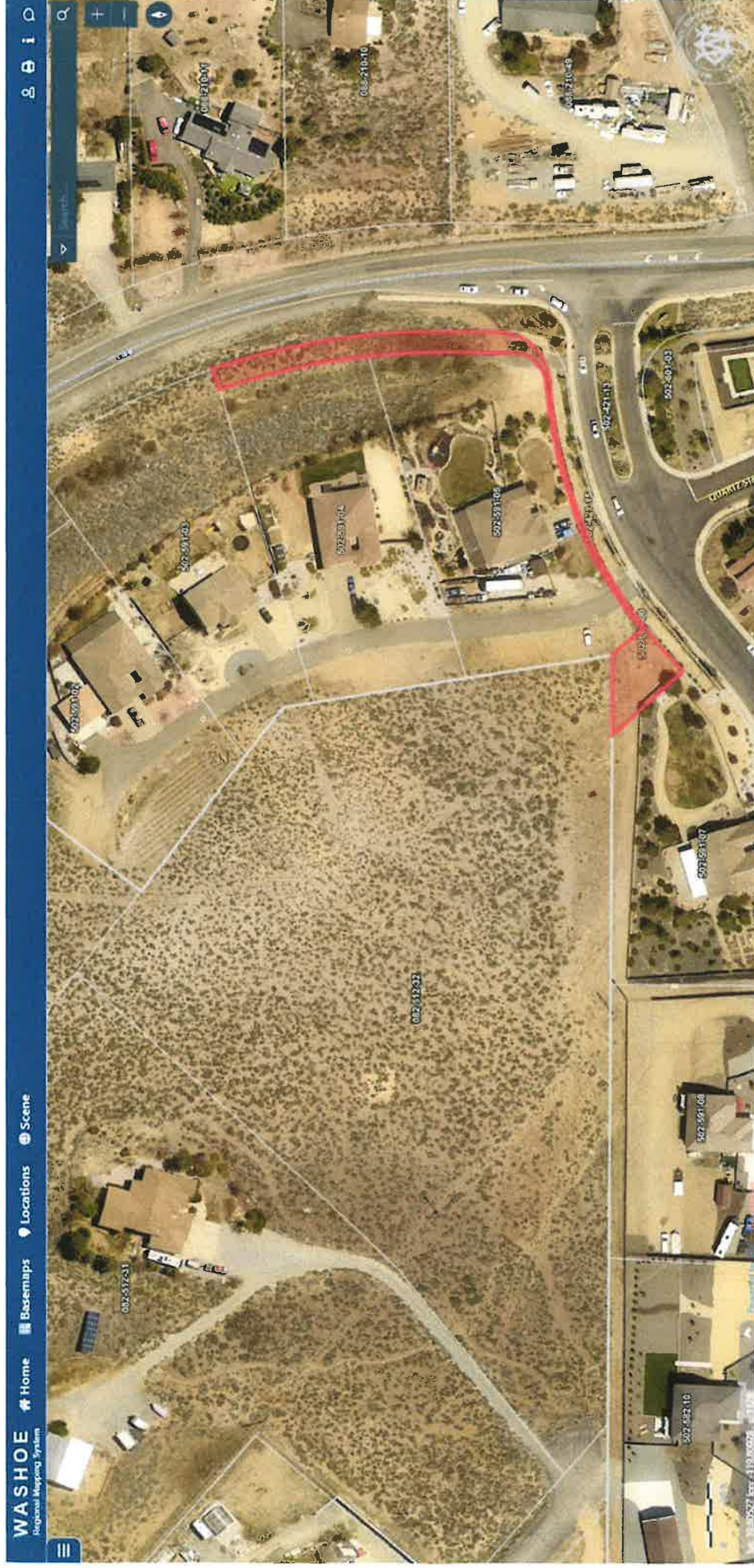




# Washoe Regional Mapping System

PARCEL 082-512-32

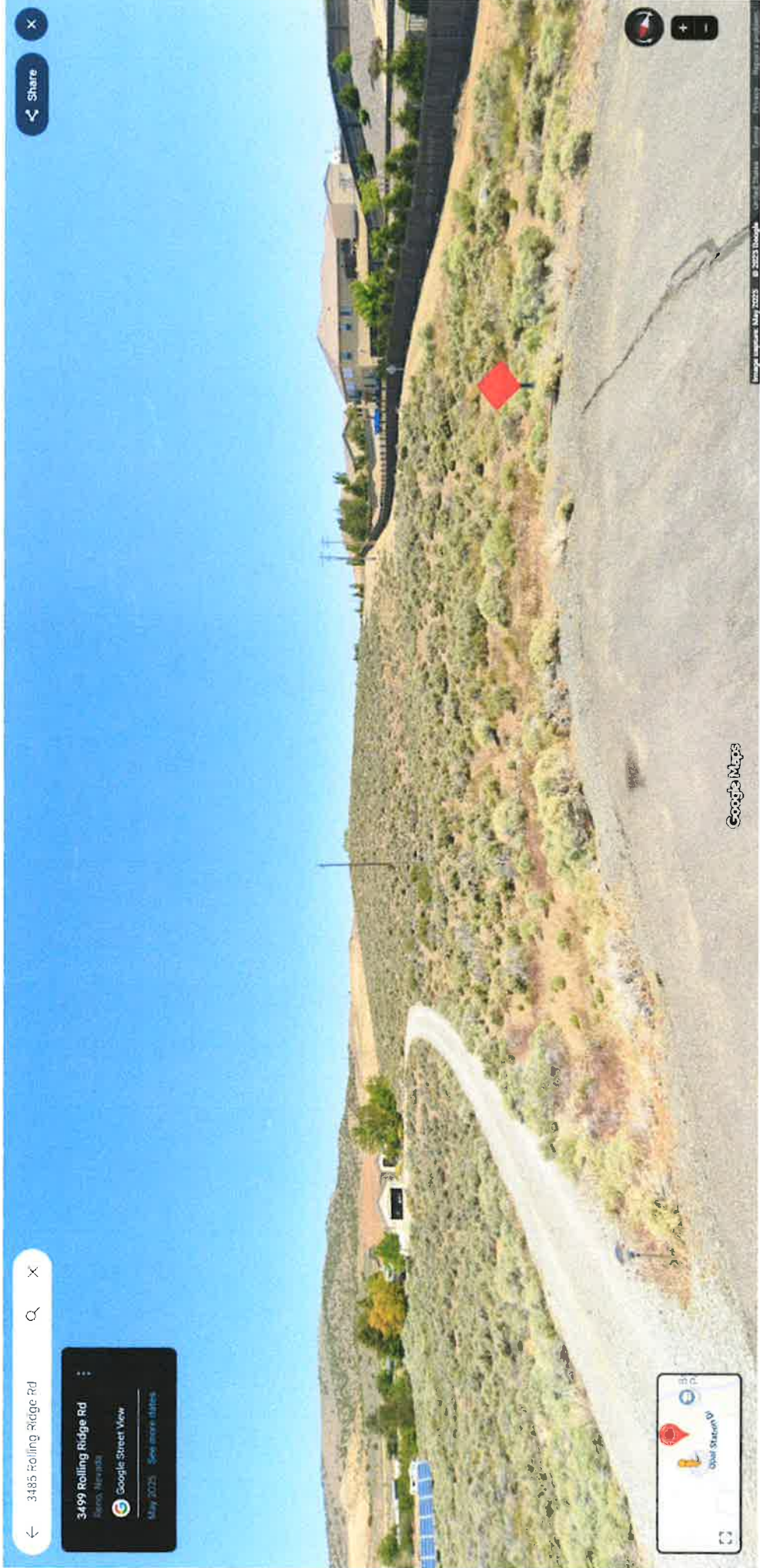




## Washoe Regional Mapping System

Washoe County Assessor Property Data  
PARCEL 502-591-06  
Listed as: Common Area "F"





Google Maps (street view)  
3485 ROLLING RIDGE ROAD

David Perdue  
8495 Opal Station Drive  
209-629-6083

I live at 8495 Opal Station Drive, due East and a joining the property being discussed. I strongly object to a large church in my quiet neighborhood. There are scores of problems with this ill-conceived plan.

1. There are no other non-residential buildings within a mile of us, except North Valley HS, and it already breaks the peace. The neighboring lots are 1 to 1 ¼ in the city and mostly 5 acres horse properties in the county, and all are peaceful. It will not be quiet and we do not want 200 to 300, to 400 cars on a Sunday, depending on the number of services.
2. A metal building , with metal roof and vinyl fence are planned. They plan for some stone on the face of the building, but that will not hide all the metal. All neighboring houses in the city are stucco and many in the county are as well. None are metal. It will be ugly and no matter how nice it looks when new it will lose its appearance quickly. How will a plastic fence look after 5 to 10 years. Will the landscaping be maintained or will it be allowed to die in a few years. This is right on my property line and I am the closet one to the building. Today I have a beautiful view of Peavine just past my small home vineyard and when this is built, I will have a view of an ugly metal building.
3. The elevation shows 3 levels with this huge metal building at the top, a grand eye sore. It will be at the top of the hill and be the tallest structure around. If approved move it to the second level, putting it in the middle of the property, so it is not standing out like a sky scraper,
4. Where is the second or emergency entrance/egress located? They do not a join Opal Station Drive on any part of their property. They do a join a private road in the city that connects to it and that road is owned by myself and three neighbors. There is no easement to the county properties and we are not willing to allow them to use it.
5. The fence should be stone or metal, with landscaping on both sided. Again, we do not want to see plastic.
6. Finally, if they are allowed to invade our neighborhood this building should be upscale like the neighbors, and not a Sun Valley temple. There is a church near the top of 7 Ave just before Golden Valley Road and it looks very nice. If approved this property should look at least as good.